

IN THE SUPERIOR COURT OF SNOHOMISH COUNTY, WASHINGTON

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE
FOR INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR6,
MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR6.
PLAINTIFF,

NO. 14 2 07759 7

**SHERIFF'S NOTICE TO
JUDGMENT DEBTOR FOR
SALE OF REAL PROPERTY**

V.

OLGA NIKITIN; VLADMIR NIKITIN; AND PERSONS OR
PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT
HEREIN, DEFENDANTS.

TO: OLGA NIKITIN; VLADMIR NIKITIN;

THE SUPERIOR COURT OF SNOHOMISH COUNTY HAS DIRECTED THE SHERIFF OF SNOHOMISH COUNTY TO
SELL THE PROPERTY DESCRIBED BELOW TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION.
THE PROPERTY TO BE SOLD IS DESCRIBED ON THIS NOTICE. IF DEVELOPED, THE PROPERTY ADDRESS IS:
6520 FISHER RD, EDMONDS, WA 98072.

THE SALE OF THE DESCRIBED PROPERTY IS TO TAKE PLACE AT 10:00 A.M. ON FRIDAY, **5/27/2016**, IN THE
FRONT DOOR LOBBY AREA OF THE SNOHOMISH COUNTY COURTHOUSE, EVERETT, WASHINGTON.

THE JUDGMENT DEBTOR CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$463,507.58**,
TOGETHER WITH INTEREST, COSTS AND FEES, BEFORE THE SALE DATE. FOR THE EXACT AMOUNT,
CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW.

THIS PROPERTY IS SUBJECT TO: (CHECK ONE)

- ☐ 1. NO REDEMPTION RIGHTS AFTER SALE.
☒ 2. A REDEMPTION PERIOD OF EIGHT MONTHS WHICH WILL EXPIRE AT 4:30 P.M. ON 1/27/17.
☐ 3. A REDEMPTION PERIOD OF ONE YEAR WHICH WILL EXPIRE AT 4:30 P.M. ON _____.

THE JUDGMENT DEBTOR OR DEBTORS OR ANY OF THEM MAY REDEEM THE ABOVE DESCRIBED
PROPERTY AT ANY TIME UP TO THE END OF THE REDEMPTION PERIOD BY PAYING THE AMOUNT BID AT
THE SHERIFF'S SALE PLUS ADDITIONAL COSTS, TAXES, ASSESSMENTS, CERTAIN OTHER AMOUNTS, FEES,
AND INTEREST. IF YOU ARE INTERESTED IN REDEEMING THE PROPERTY CONTACT THE UNDERSIGNED
SHERIFF AT THE ADDRESS STATED BELOW TO DETERMINE THE EXACT AMOUNT NECESSARY TO
REDEEM.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR OR DEBTORS DO NOT REDEEM THE PROPERTY BY 4:30
P.M. ON 1/27/2017, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL
BECOME THE OWNER AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS
A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS A
PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR OR DEBTORS AT THE TIME OF SALE, HE, SHE, THEY,
OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF
ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE. THE JUDGMENT DEBTOR MAY ALSO
HAVE A RIGHT TO RETAIN POSSESSION DURING ANY REDEMPTION PERIOD IF THE PROPERTY IS USED
FOR FARMING OR IF THE PROPERTY IS BEING SOLD UNDER A MORTGAGE THAT SO PROVIDES.

DATED THIS 3/17/2016

TY TRENARY, SHERIFF
SNOHOMISH COUNTY SHERIFF'S OFFICE

DOCKET # 16001342

T. MURPHY, CIVIL DEPUTY
3000 ROCKEFELLER AVE, M/S #606
EVERETT, WASHINGTON, 98201
(425) 388-3522

NOTE:

IF THE SALE IS NOT PURSUANT TO A JUDGMENT OF FORECLOSURE OF A MORTGAGE OR A STATUTORY LIEN, THE SHERIFF HAS BEEN INFORMED THAT THERE IS NOT SUFFICIENT PERSONAL PROPERTY TO SATISFY THE JUDGMENT, AND IF THE JUDGMENT DEBTOR OR DEBTORS DO HAVE SUFFICIENT PERSONAL PROPERTY TO SATISFY THE JUDGMENT, THE JUDGMENT DEBTOR OR DEBTORS SHOULD CONTACT THE SHERIFF'S OFFICE IMMEDIATELY.

LEGAL DESCRIPTION: BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF TRACT 3, PLAT OF MEADOWDALE BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 38, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE NORTH 0°04'57" WEST ALONG THE EAST LINE OF THE WEST HALF OF SAID TRACT 3 A DISTANCE OF 91.31 FEET; THENCE SOUTH 69°33'23" WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 164.45 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY OF FISHER ROAD; THENCE SOUTH 36°11'23" WEST ALONG EASTERLY RIGHT OF WAY 61.45 FEET; THENCE SOUTH 40°29'23" WEST ALONG SAID EASTERLY RIGHT OF WAY 55.58 FEET MORE OR LESS TO THE SOUTH LINE OF SAID TRACT 3; THENCE NORTH 89°33'23" EAST 236.95 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING; (ALSO KNOWN AS LOT 2 AS DELINATED ON SHORT PLAT NO. SP128(6-62) RECORDED UNDER RECORDING NO. 8208120161, RECORDS OF SNOHOMISH COUNTY, WASHINGTON). SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

ASSESSOR'S PROPERTY TAX PARCEL OR ACCOUNT NUMBER: 00-513100-0003-03.

PROPERTY ADDRESS: 6520 FISHER RD, EDMONDS, WA 98026.